

RESOLUTION 2016-67

**RESOLUTION AUTHORIZING THE ADOPTION AND IMPLEMENTATION OF
AMENDMENTS TO THE HISTORIC DISTRICT DESIGN GUIDELINES**

WHEREAS, the City of Franklin has long been recognized as a community that values historic preservation; and

WHEREAS, the City of Franklin recognizes the importance of historic structures, landmarks and buildings in the development of plans and standards of this community and, in the values expressed in the day to day lives of its residents; and

WHEREAS, the City of Franklin Historic District Design Guidelines are intended to provide the Franklin Historic Zoning Commission (HZC), residents of the City of Franklin's local historic districts, and managers of other properties governed by the HZC with guidelines for building rehabilitation, new construction, and other changes which would affect the overall appearance of Franklin's historic areas; and

WHEREAS, the City of Franklin approved a historic preservation ordinance in 1986 and, in 1991, the Franklin Design Guidelines Manual was adopted. This manual provides information on the design review process and recommended guidelines for property owners. The guidelines in the manual are administered by the HZC in their review of actions affecting historic properties within all of the overlay zones in the City; and

WHEREAS, in July 2016, the HZC voted to favorably recommend updates to the guidelines to revise language relating to infill, additions, fencing, signage, windows, and other site features. The guidelines that follow are to be followed by property owners prior to making application for signage review by the HZC; and

WHEREAS, the updated City of Franklin Historic District Design Guidelines are in accordance with principles and recommendations set forth by the National Park Service. The National Park Service, United States Department of the Interior, is the federal agency responsible for the national program of historic preservation. It also sets professional guidelines for historic preservation which are used by state and local preservation programs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that upon the endorsement from the City of Franklin Historic Zoning Commission, the amendments to the City of Franklin Historic District Design Guidelines as shown in Appendix A are hereby adopted.

Approved this ____ day of _____, 20____

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
KEN MOORE, M.D.
Mayor

Approved as to form by:

Kristen L. Corn, Assistant City Attorney

HISTORIC ZONING COMMISSION RECOMMENDED APPROVAL:
BOMA PASSED:

7/11/16

Appendix A

1. Incorporate non-substantive, grammatical corrections and format revisions.
2. Change “Commercial Guidelines” as noted in the Table of Contents and at the top of each page starting at page 91 to “Nonresidential Guidelines.”
3. Delete the following text noted with a ~~strike through~~ and add the following text noted in **bold**. Italicized text existed prior to the revisions but have been rearranged within the document for clarity:
 - Architectural Features (p. 46)-
 1. *Historic architectural features should be preserved and maintained, and new architectural features should not be added.*
 2. **Enclosing a porte cochere changes the overall character of a residential building and should be avoided.**
 3. **Preserve historic, atypical-style buildings and architectural details. Do not historicize a building by adding inappropriate architectural ornamentation or altering the roofline to make it mimic a different period of significance.**
 - Chimney (p. 49)-
 1. *Chimneys contribute to a building’s historic and architectural character and should be maintained and preserved in accordance with the guidelines for masonry.* Do not remove or alter historic chimneys.
 - Enclosed Additions: Residential (p. 52)-
 1. Do not place additions to buildings on primary elevations. **Appropriate locations for additions are on rear or obscured elevations. Rear or side elevations may not always be appropriate for additions, however, as some historic buildings have visual prominence from many vantage points.**
 2. **The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition. Avoid approaches that unify the existing structure and new construction into a single architectural whole. Incorporate differentiating methods, such as roof breaks, insets, offsets, and material changes, in the design to separate existing construction from new construction.**
 3. If documentation exists for a historic addition, it may be replicated. Otherwise, design additions to be clearly contemporary and compatible with the proportions, form, materials, and details of the building. **New additions should not destroy historic materials that characterize the property.**
 4. Limit the square footage of additions to no more than half of the square footage of the footprint of the ~~original building~~ **historic building (all portions of the building that are at least 50 years of age). Porches and all roof-covered surfaces factor into the building’s footprint.**
 5. Maximum building coverage should not exceed 35%... Building footprint includes all structures on a lot and all roof-covered surfaces, **such as porches or roof-covered patios.**
 6. **Lap siding exposure should be consistent with that on the existing structure or that on adjacent historic buildings.**
 - Fences and Walls (p. 55)-
 - ~~Fencing may qualify for administrative review.~~ **Rear Yard Fencing may qualify for administrative review.**
 - 2. Build new retaining walls of stone or brick **Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. Concrete blocks, poured concrete and exposed concrete masonry units (CMUs) can be used but not as surface materials.**
 - 3. Erect fences along all property lines of a residence.
 - 4. **Primary yard fencing is fencing located along front yard property lines and areas that are readily visible from the street. Wooden picket fences are the most common fencing material for the**

- primary yard. Other appropriate fence materials for the primary yard are open-weave brick designs or cast iron.
 - 5. Rear yard fencing begins 20 feet from the plane of the residence's primary façade.
 - 6. Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond the main structure.
 - 8. Operable gates should be configured to swing inwardly and not onto the public sidewalk. Front yard entrances should not have sliding gates. Sliding gates should be avoided.
- **Gutters and Downspouts (p. 60)-**
 1. Use and maintain gutters, downspouts, and splash blocks to help protect the building from water damage. **Gutter design and materials should be appropriate to the age of the building they support.**
- **Infill Buildings: Accessory (p. 61)-**
 1. ~~Build outbuildings only in rear yards and set back at least 60 feet from the front lot line. Build accessory buildings behind the rear plane of the principal structure only. Place accessory buildings in traditional locations behind or to the side of the principal structure.~~
 2. ~~Place accessory buildings in traditional locations such as behind and to the side of houses for garages.~~
 2. **New accessory structures should be visually subordinate in placement, size, mass, and intricacy to the principal structures they support.**
 3. ~~Make outbuildings smaller than principal buildings.~~ **New accessory structures should be shorter in overall height than the principal structure.**
 4. ~~Design outbuildings~~ **accessory structures** simply, and use forms reflective of the adjacent principal building. Infill accessory structures should be consistent with the context of their principal structures. **Architectural details should complement, but not visually compete with, the character of the historic principal structure.**
 5. **Dormers shall relate to the style and proportion of windows on the principal dwelling and shall be set back a minimum of two feet from the exterior wall.**
 6. ~~Use components typically used in historic equivalents. Such as wooden paneled doors for garages.~~ **Garage doors should have similar proportions and materials as those traditionally found within the historic district.**
 8. **Lap siding exposure should be consistent with that on the principal structure and adjacent historic buildings.**
 - **Infill Buildings: Principal (p. 62)-**
 2. Design new construction to be compatible with the massing, **height, proportions**, scale, size, and architectural features of adjacent buildings. **New construction should complement rather than detract from the character of the historic district.**
 5. ~~Make new construction compatible in height, scale, and proportions with adjacent structures. New construction should be consistent with the context of the surrounding neighborhood. Building height should be measured from grade (ground) and not from finished floor.~~
 5. **The height of new construction should be compatible with the existing buildings on the same block face on the same side of the street. Compatibility is generally achieved by building within 10 percent above or below the average height of the buildings on the same block face on the same side of the street.**
 6. **The height of infill buildings on newly-created streets should be compatible with the building height on the nearest block face within the established historic district.**
 9. In compliance with the zoning ordinance, reinforce and maintain the existing setbacks of adjacent structures. [Formerly No. 16]
 19. **In areas where historic garages are generally detached, new garages should appear to be detached. Attached garages should be designed in such a way that they are located at traditional locations behind the rear plane of the main form of the house or otherwise not be visible from the street.**

20. **New chimneys should be compatible in size, height, and massing to existing chimneys on neighboring houses. Chimneys should be made out of stone, brick, or brick veneer.**
 23. **Architectural details should complement, but not visually compete with, the character of nearby historic structures.**
 26. **Use weatherboard, clapboard, or shiplap siding. Lap siding exposure should be consistent with that on adjacent historic buildings.**
- **Landscaping (p. 66)-**
 1. **Original landscape features and configurations should be maintained. Avoid significantly altering the topography of a property (i.e., extensive grading).**
 2. **Preserve and maintain historic sidewalks and walkways.**
 3. **New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.**
 4. **Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.**
 5. **Match the historic topography of adjacent lots prevalent along the block face for new construction.**
 6. **Do not fully remove and replace traditional lawn areas with hardscape.**
 7. **Do not introduce large pavers or boulders, asphalt, or other impervious surfaces where they were not historically located.**
 - **Parking and Driveways (p. 73)-**
 8. *Driveways should follow historic patterns and should be located along rear or side elevations and should be landscaped to mitigate its impact on the district's historic character. "Track" or "Hollywood" style driveways are appropriate for historic districts.*
 9. **Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.**
 - **Porches (p. 74)-**
 7. **If desired, add porches or decks to rear or secondary elevations where they are not readily visible from the street. New porch building materials should be compatible with those found on the principal structure or match existing porches found within the district.**
 8. **Maximum building coverage should not exceed 35 percent as measured by the building footprint. Building footprint refers to the sum of the square footage areas of the largest floors of buildings or structures. Building footprint includes all structures on a lot and any roof-covered structures.**
 15. **Architectural features that are not original to historic porches should not be added. These features include limestone caps to steps, pilasters, and decorative molding.**
 - **Relocation (p. 77)-**
 1. *Historic buildings should not be relocated from a district. The relocation of historic buildings into a district may be appropriate.*
 - **Roofs (p. 78)-**
 1. *Roof shape and materials contribute to building style and historic character, and roofing sections on main and other visible elevations should remain unaltered.*
 6. **If dormers, decks, or other modern rooftop features are desired, add them only to rear or side elevations with minimal visibility and use designs, materials, and scale in keeping with building character. Roof dormers are recommended over wall dormers.**
 - **Siding (p. 79)-**
 4. **The use of smooth cement board siding may be appropriate for replacement of deteriorated wood siding on rear elevation or for new construction.**
 5. **Lap siding exposure should be consistent with that on the principal structure and adjacent historic buildings.**

- **Signage: Residential (p. 81)—**
 1. **Design signs to respect and respond to the character of the property on which it is being placed.**
 2. ~~Size and place signs according to the following stipulations:~~
 - **Post-and-arm:** 9 square feet for total sign surface and 8 feet for total post height
 - **Post-and-panel:** 12 square feet total sign face; maximum height of six feet for sign face; posts cannot exceed 8 feet.
 - ~~**Monument:** 12 square feet for total sign surface and 6 feet for total height.~~
 - **Wall signs:** 4.5 square feet for total sign surface and 12 feet for total height. Signs must also be below the second story.
 - **Projecting arm:** 4.5 square feet for total sign surface and 12 feet for total height.
 3. **Sign colors should complement the colors of the building. Strong primary colors should only be considered as accents.**
 8. ~~Use signs based on styles from the mid-19th and early-20th centuries.~~
 8. *Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials.* Composite product materials **that have the appearance of historic sign materials** are acceptable.
 9. **Monument-style signs are not appropriate within the residential historic districts.**
- **Utilities (p. 85)-**
 1. *Utilities should be placed and screened in order to minimize their impact on the district.*
- **Windows (p. 86)-**
 1. *Preserve and maintain historic windows and historic window openings.*
 4. **New windows should have historic profiles and dimensions.** Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. **Windows should have a double-hung (or “double-sash”) appearance.**
 5. ~~New and replacement windows should be wood in material.~~ **Replacement window materials should match the historic materials found on the building. New window materials for existing structures should match the historic materials found on the building. Infill windows should match those found on neighboring buildings.**
 6. **Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.**
 9. **Storm windows should be full view design to allow the viewing of the original window from the street.**

**Commercial
Nonresidential:**

- **Architectural Features (p. 95)-**
 2. **Decorative transoms should not be obscured.**
 4. **Do not add or remove details to divide up a single historic building into sections based on tenant occupation.**
 5. **Preserve historic, atypical-style buildings and architectural details. Do not historicize a building by adding inappropriate architectural ornamentation or altering the roofline to make it fit in with a different period of significance.**
- **Awnings (p. 96)-**
 3. *The use of canvas storefront awnings or canopies is appropriate.* Install retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows.
- **Demolition (p. 98)-**
 1. *Do not demolish historic buildings or structures.*
 2. ~~Do not demolish historic buildings or structures.~~ Demolition may only be approved if the HZC deems one or more of the following concerns are met: ... *(same criteria listed here).*

- **Entrances (p. 101)-**
 1. *Original entrances and elements should be preserved and maintained. Do not remove or replace entrance elements such as doors and transoms unless extensive deterioration is evident.*
- **Infill Buildings (p. 104)-**
 4. Reconstruct buildings, if desired, **only to their original historic state on their original location.**
 8. **Reinforce the appearance and rhythm of historic horizontal patterns.** Respect and maintain the existing configuration of storefront and upper façade arrangements.
 16. ~~Do not exceed the average height of buildings on a block or neighboring blocks, by more than 10 percent.~~ **The height of new construction should be compatible with the existing buildings on the same block face. Compatibility is generally achieved by building to within 10 percent above or below the average height of the historic buildings on the same block face on the same side of the street. In instances where additional height internal to the block is appropriate, step-backs should be utilized to mitigate massing and scale.**
 20. ~~In Special Area 1, the maximum height is three stories or 42 feet. PUD may be up to four stories or 56 feet with transitional features.~~
 21. ~~Using the Central Franklin Area Plan for guidance, the building heights should be consistent with the height and scale of the neighboring buildings and surrounding area but shall not exceed the building height permitted in the Franklin Zoning Ordinance.~~
- **Landscaping: Nonresidential (Proposed)-**
 1. **Original landscape features and configurations should be maintained. Avoid significantly altering the topography of a property (i.e., extensive grading).**
 2. **Preserve and maintain historic sidewalks and walkways.**
 3. **New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.**
 4. **Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.**
- **Lighting (p. 107)-**
 2. *New light fixtures should not be obtrusive of historic architectural features.*
- **Metal (p. 109)-**
 1. Preserve and maintain historic cast-iron and sheet metal *features, such as pilasters, columns, cornices, and hood moldings.*
- **Rear Elevations (p. 112)-**
 1. *Rear elevations should be kept simple in appearance.*
- **Signage: Nonresidential (p. 115)—**
 1. *Historic signs should be preserved and maintained. Signs should follow the city's ordinance.*
 2. **Size signs according to the following:**
 - **Projecting-arm:** 4.5 square feet for total sign surface and hung a minimum of 8 feet from the grade surface (generally defined as the sidewalk).
 - **Post-and-arm:** 9 square feet for total sign surface and 8 feet for total post height.
 - **Post-and-panel:** 12 square feet for total sign surface; maximum height of 6 feet for sign surface.
 - **Wall Sign:** 1 linear foot of width of the building façade or storefront (example: 30 feet of width—30 square feet of total wall signage). This will pertain to the total amount of wall signage for the first-floor façade, first-floor storefront, or the first-floor tenant space. Wall

signs above the first floor should be a maximum of 9 square feet and proportionate to the building façade and other signage.

- **Sandwich-board:** 6 square feet or less per side.
 - **Monument:** 12 square feet for total sign surface and 6 feet for total sign height.
7. **Do not use wall signs that exceed the height of the building cornice.** [Formerly no. 2]
 11. **Monument-style are not recommended for use in nonresidential but may be appropriate for civic or institutional properties.**
 12. Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials are acceptable for use in signage materials. Composite product materials **that have the appearance of historic sign materials** are acceptable.
 13. **Use wood or painted or otherwise finished metal for sign brackets.** [Formerly no. 18]
 14. **Temporary signs are required to have a dark background and light lettering. Contact the Preservation Planner for temporary (30-day limit) sign approval.** [Formerly no. 5]
 19. **Sign colors should complement the colors of the building. Strong primary colors should only be used as accents.**
 21. ~~Use sign designs based on styles from the mid-19th and early-20th century.~~
- **Utilities (p. 122)-**
 1. *Utilities should be placed along rear elevations or otherwise out of view from the main street, and visibility should be further screened through landscaping or fencing.*
 - **Windows (p. 123)-**
 6. ~~New or replacement windows should be wood in material.~~ **Replacement window materials should match the historic materials found on the building. New window materials for existing structures should match the historic materials found on the building. Infill windows should match those found on neighboring buildings.**
 7. **Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.**